



**HOUSING AUTHORITY
of the County of Los Angeles**

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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

July 5, 2011

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**ADOPT RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY HOUSING
MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN THE CITY OF
SAN FERNANDO (DISTRICT 3) (3 VOTES)**

SUBJECT

This letter recommends that your Board adopt a Resolution declaring the intent to issue Multifamily Housing Mortgage Revenue Bonds to finance the acquisition and construction of the Mid Celis Apartments, a 20-unit multifamily rental housing development to be located in the City of San Fernando. This letter relates to another item on the agenda of the Board of Supervisors for approval of the bond issuance.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Housing Authority has considered the attached Notice of Exemption for the Mid Celis Apartments project, which was prepared by the City of San Fernando as lead agency; and find that this project will not cause a significant impact on the environment.
2. Adopt and instruct the Mayor to sign a Resolution, as required under Treasury Regulations, declaring an intent by the Housing Authority of the County of Los Angeles (Housing Authority) to undertake bond financing for Mid Celis Apartments, L.P., a Limited Partnership, in an amount not exceeding \$5,000,000 to finance the acquisition and construction of a 20-unit multifamily rental housing development to be located at 1422 San Fernando Road in the City of San Fernando.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2-H JULY 5, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER



3. Authorize the Executive Director or his designee to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not exceeding \$5,000,000 for the purposes described herein.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of these actions is to declare the intent of the Housing Authority to issue Multifamily Housing Mortgage Revenue Bonds in an aggregate amount not exceeding \$5,000,000, and to authorize the Executive Director of the Housing Authority to apply to CDLAC for a private activity bond allocation in the same amount, in order to finance the acquisition and construction of the Mid Celis Apartments.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The bonds will be repaid solely through rent revenues collected by the Developer. The Developer will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Mid Celis Apartments, to be located at 1422 San Fernando Road in the City of San Fernando will be a three-story apartment building, comprised of eight one-bedroom units, six two-bedroom units, and six three-bedroom units, for a total of 20 units. Nineteen of the units will be reserved for households with incomes that do not exceed 50% of the area median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). The affordability requirements will remain in effect for 55 years. All affordable units will be occupied by special needs households. The two-bedroom manager's unit will have no affordability requirements.

On June 6, 2011, the City Council of the City of San Fernando adopted a resolution authorizing the Housing Authority to issue multifamily revenue bonds to finance the acquisition and construction of the Mid Celis Apartments.

Adoption of the Resolution by your Board announcing the intent to issue Multifamily Housing Mortgage Revenue Bonds is required to establish a base date after which costs incurred by the Developer may be included in the construction and permanent financing obtained pursuant to issuance of the tax-exempt bonds. The Resolution is also required to complete the Housing Authority's application to CDLAC.

On June 16, 2011, the Housing Authority conducted a hearing at its office located at 2 Coral Circle in Monterey Park regarding the issuance of multifamily bonds to finance the Project, pursuant to Section 147(f) of the Internal Revenue Code. No comments were

received at the public hearing concerning the issuance of the bonds or the nature and location of the Mid Celis Apartments.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel. On June 22, 2011 the Housing Commission recommended approval of the proposed action.

ENVIRONMENTAL DOCUMENTATION

The Mid Celis Apartments project was determined Categorically Exempt from the requirements of CEQA by the City of San Fernando in accordance with State CEQA Guidelines Section 15332. The Housing Authority's consideration of this determination satisfies the requirements of CEQA.

An Environmental Assessment (EA) has been prepared for this project pursuant to the requirements of the National Environmental Policy Act (NEPA). This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the EA, a Finding of No Significant Impact will be approved by the Certifying Official of the Community Development Commission. Following the required public and agency comment periods, HUD will issue a Release of Funds for this project. NEPA review and clearance will be completed prior to execution of the HOME Loan Agreement.

IMPACT ON CURRENT PROJECT

The proposed action is a necessary step to facilitate bond financing for the Mid Celis Apartments, which will increase the supply of affordable multifamily housing in the County with long-term affordability.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN
Executive Director

Enclosures

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF LOS ANGELES OFFICIAL
DECLARATION OF INTENT TO UNDERTAKE THE FINANCING OF A
MULTIFAMILY HOUSING PROJECT AND RELATED ACTIONS

WHEREAS, the Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the "Act") to issue and sell mortgage revenue bonds as part of a plan of financing for the purpose of making loans or otherwise providing funds to finance the acquisition, construction, rehabilitation and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, Mid Celis Apartments, L.P. (or an affiliate or assign) (the "Borrower"), has requested that the Authority issue and sell its mortgage revenue bonds pursuant to the Act to provide a plan of financing (including reimbursement of Borrower's expenditures) for the acquisition and construction of a multifamily rental housing development consisting of 20 units to be located at 1422 San Fernando Road, San Fernando, California 91340 in Los Angeles County (the "Project"); and

WHEREAS, this Board of Commissioners of the Authority (the "Board") hereby finds and declares that it is necessary, essential and a public purpose for the Authority to finance multifamily housing projects pursuant to the Act, in order to increase the supply of multifamily housing in Los Angeles County available to persons and families within the income limitations established by the Act; and

WHEREAS, as an inducement to the Borrower to carry out the Project, this Board desires to adopt this resolution (this "Resolution") and to authorize the issuance of mortgage revenue bonds by the Authority to finance the Project (the "Bonds") in a principal amount not to exceed \$5,000,000; and

WHEREAS, the Authority, in the course of assisting the Borrower in the plan of financing of the Project expects that the Borrower has paid or may pay certain expenditures (the "Reimbursement Expenditures") in connection with the Project within 60 days prior to the adoption of this Resolution and may incur additional Reimbursement Expenditures within 60 days prior to the adoption of this Resolution and prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis; and

WHEREAS, Section 1.142-4 and Section 1.150-2 of the Treasury Regulations require the Authority to declare its reasonable official intent to reimburse prior expenditures for the Project with proceeds of a subsequent borrowing; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the Government Code of the State of California (the "Government Code") governs the allocation of the state ceiling among governmental units in the State of California having the authority to issue multifamily housing mortgage revenue bonds; and

WHEREAS, Section 8869.85 of the Government Code requires a local agency to file an application with the California Debt Limit Allocation Committee ("CDLAC") prior to the issuance of multifamily housing mortgage revenue bonds; and

WHEREAS, the City of San Fernando has approved the issuance by the Authority of the Bonds for the Project within the City of San Fernando;

WHEREAS, this Board hereby finds and declares that this resolution is being adopted pursuant to the powers granted by the Act.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board hereby determines that it is necessary and desirable to provide a plan of financing for the Project by the issuance and sale of mortgage revenue bonds pursuant to the Act and hereby authorizes the issuance and sale of the Bonds in one or more series from time to time by the Authority in aggregate principal amounts not to exceed \$5,000,000. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, provided that nothing contained herein shall be construed to signify that the Project complies with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority or any officer, agent or employee of the Authority will grant any approval, consent or permit which may be required in connection with the acquisition and construction of the Project or the issuance of the Bonds.
3. The issuance and sale of the bonds shall be upon such terms and conditions as may be agreed upon by the Authority and the Borrower and the initial purchasers of the Bonds; provided, however, that the Bonds shall not be sold or issued unless specifically authorized by the subsequent resolution of this Board.
4. This Resolution is being adopted by the Authority for purposes of establishing compliance with the requirements of Section 1.142-4 and Section 1.150-2 of the Treasury Regulations. In that regard, the Authority hereby declares its official intent to use proceeds of indebtedness to reimburse the Reimbursement Expenditures. Notwithstanding the foregoing, this resolution does not bind the Authority to make any expenditure, incur any indebtedness, or proceed with the Project.
5. The proper officers of the Authority are hereby authorized and directed to apply to CDLAC for a private activity bond allocation for application by the Authority to the issuance the Bonds in one or more series from time to time for the Project in an amount not to exceed \$5,000,000, to collect from the Borrower an amount equal to the

performance deposit required by CDLAC and to certify to CDLAC that such amount has been placed on deposit in an account in a financial institution.

6. The proper officers of the Authority are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, provided that the terms and conditions under which the Bonds are to be issued and sold shall be approved by this Board in the manner provided by law prior to the sale thereof.

7. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this 5th day of July, 2011, by the following vote:

AYES: Supervisors Molina, Ridley-Thomas, Yaroslavsky, Knabe and Antonovich

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

By: Mike Antonovich
Chair of the Board of Commissioners

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk
of the Board of Commissioners

By: Sachelle Smithman
Deputy



APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By: Belenez Indakona
Deputy



**NOTICE OF CEQA EXEMPTION
FOR THE
MID CELLIS SAN FERNANDO APARTMENTS**

ORIGINAL FILED

MAR 18 2011

LOS ANGELES, COUNTY CLERK

INTRODUCTION TO THE NOTICE OF EXEMPTION

According to the California Environmental Quality Act (CEQA) Guidelines, a Notice of Exemption (NOE) may be filed if a lead agency (for this action, the lead agency is the City of San Fernando or the "City") determines that a proposed action or project is exempt from the environmental review requirements of CEQA. According to the CEQA Guidelines, a NOE must contain the following:

- A brief description of the proposed action or project;
- A finding that the proposed action or project is exempt, including a citation to the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- A brief statement in support of the finding.¹

This NOE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for a CEQA exemption, and discusses the lead agency's findings that are applicable to the proposed project.

DESCRIPTION OF THE PROPOSED PROJECT

The City of San Fernando is reviewing a development application for a 20-unit apartment development. The project site is located at 1422 San Fernando Road, in the City of San Fernando. The assessor's parcel number (APN) for the property is 2521-003-900. The proposed project will consist of the following elements:

- The proposed project will consist of 20 rental housing units. Of this total, 8 units will have one-bedroom, 8 units will have two bedrooms, and 6 units will have three bedrooms. The average floor area for the individual units will be 500 square feet for the one-bedroom floor plan, 811 square feet for the two-bedroom floor plan, and 1,007 square feet for the three-bedroom floor plan.²
- The proposed project will also contain a number of amenities including an on-site laundry room, (225 square feet), a community room (236 square feet), and a learning center (270 square feet). In addition, a manager's office (153 square feet) will be provided.³
- Landscaped open space, consisting of 1,200 square feet, will be provided along the Celis Street frontage. A pocket park (Kalisher Neighborhood Park) consisting of 5,000 square feet will be

State of California. *Guidelines for the Implementation of the California Environmental Quality Act*, Article 5. § 15352

City of San Fernando. Mid Celis San Fernando Apartments, Project Description. No Date.

Ibid.



improved off-site at 551 Kalisher Street near the proposed development.⁴

- The proposed structure will consist of three levels with parking provided on the ground level and the living areas provided on the two upper levels. A total of 29 parking spaces will be provided.⁵
- The building will be designed and constructed to employ sustainable development practices in pursuit of certification as a LEED building.⁶

The project applicant is the Los Angeles Housing Partnership (LAHP) and FSJ Architects. A site plan of the parking level (first floor) and the living areas (second and third floors) are provided in Attachment 1.

APPLICABLE CEQA EXEMPTION(S)

The City of San Fernando has determined that the proposed project is an exempt project and it qualifies for a Class 32 exemption (Housing Infill Exemption).⁷ The Class 32 exemption consists of projects characterized as in-fill developments that meet the conditions described below.

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

In addition to the aforementioned Class 32 exemption, the City of San Fernando has determined that the proposed project is exempt based on Section 15061 of CEQA which states the following:

"The activity is covered by a general rule that CEQA applies only to projects which have a potential for causing a *significant effect* on the environment. Where it can be seen with certainty that there is no possibility that an activity in question may have a significant effect on the environment, the activity is not subject to CEQA."⁸

⁴ City of San Fernando. Mid Celis San Fernando Apartments, Project Description. No Date.

⁵ Ibid.

⁶ Ibid.

Guidelines for the Implementation of the California Environmental Quality Act, Article 5. §15332

⁷ Guidelines for the Implementation of the California Environmental Quality Act, Article 5. §15061(b)(3)



FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTION(S)

The City of San Fernando, determined following a preliminary evaluation of the proposed project, that the proposed project would not result in any significant effects on the environment. This determination is based on the following:

- The proposed project is consistent with both the City of San Fernando General Plan land use designation that is applicable to the site and the City of San Fernando Zoning Ordinance and Map. No General Plan Amendment or Zone Change will be required to accommodate the proposed project. The proposed project is consistent with the City of San Fernando Housing Element in terms of providing additional housing opportunities to meet its Regional Housing Needs Assessment (RGNA).
- The proposed project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site is located at 1422 San Fernando Road, in the City of San Fernando. The project's total land area is 35,462 square feet.
- The project site has no value as habitat for endangered, rare or threatened species. The project site was previously developed. No native or natural habitats are found within the project site or on adjacent parcels (refer to discussion provided in Attachment 2).
- The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality (refer to discussion provided in Attachment 2).
- The site can be adequately served by all required utilities and public services. No significant adverse cumulative impacts will result from the proposed project's implementation. The proposed project is consistent with the City of San Fernando General Plan and the applicable population growth and housing projections (refer to discussion provided in Attachment 2).

Furthermore, the City of San Fernando makes the following additional findings in support of a CEQA exemption for the proposed project.

- No dislocation of on-site or off-site uses will be required to accommodate the proposed project.
- The site does not contain any sensitive environmental resources. The site and the surrounding area have been disturbed as part of previous development (refer to discussion provided in Attachment 2).
- The project site is located within an urbanized area of the City of San Fernando. No scenic resources or scenic corridor will be affected by the proposed project (refer to discussion provided in Attachment 2).
- The project site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes (refer to discussion provided in Attachment 2).
- The proposed project will not result in any impacts on historic resources. The project site is not identified on any State or local list identifying the site as containing a historic resource (refer to discussion provided in Attachment 2).



- The proposed project will not require any review by a State trustee or responsible agency.

DISCUSSION OF LEAD AGENCY'S FINDINGS

The City of San Fernando may make the following findings with regard to the proposed project's exemption from the environmental review requirements outlined in CEQA:

- The proposed project will not require any special entitlements. The improvements will be confined to the project site and no dislocation of off-site uses will occur.
- The proposed project does not have a possibility of involving any significant environmental effects. The basis for this determination was discussed in the preceding section.
- The proposed project will not result in any impacts to sensitive resources.
- The proposed project will not result in any impacts on sensitive resources; result in any cumulative impacts; have the potential for damaging scenic resources; involve the placement of a project over a site the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes; or result in any impacts on historic resources.
- The lead agency, based on a rule of common sense, "has determined that there is no possibility" that the proposed project will result in significant effects.⁹

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City of San Fernando

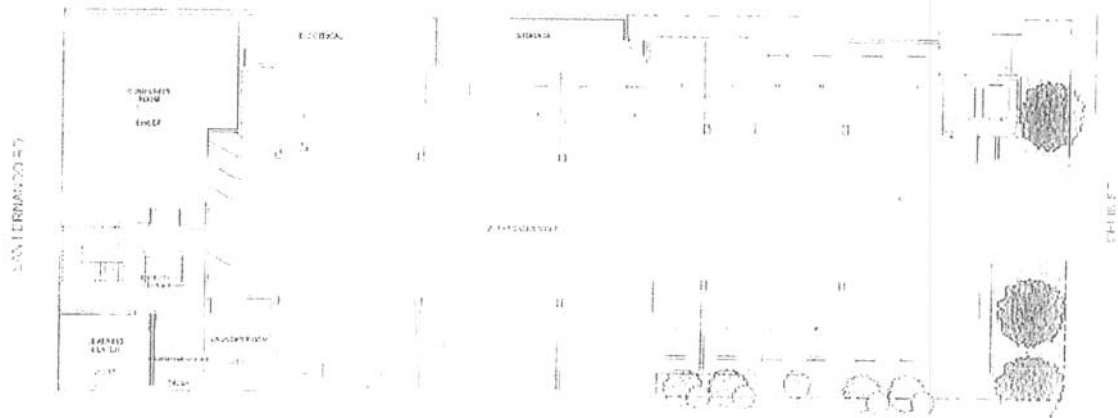
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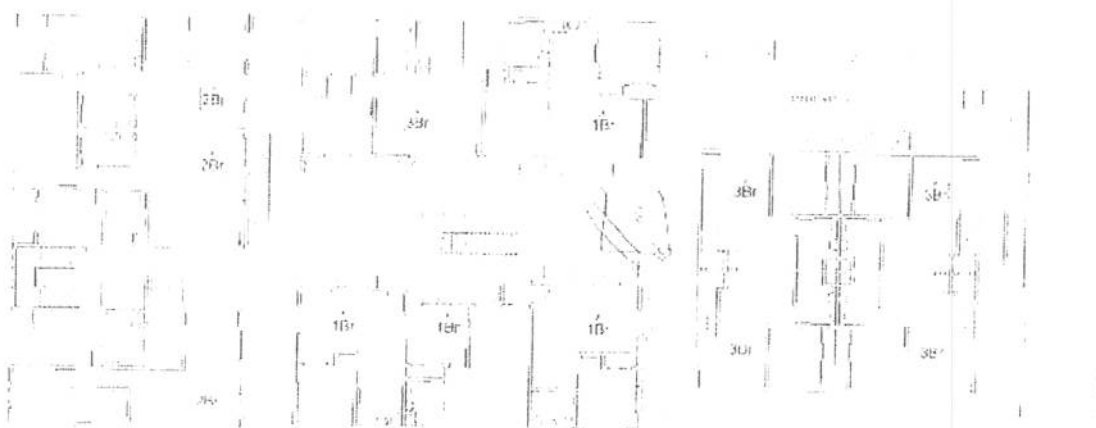
⁹ Guidelines for the Implementation of the California Environmental Quality Act, Article 5. § 15061(b)(3)



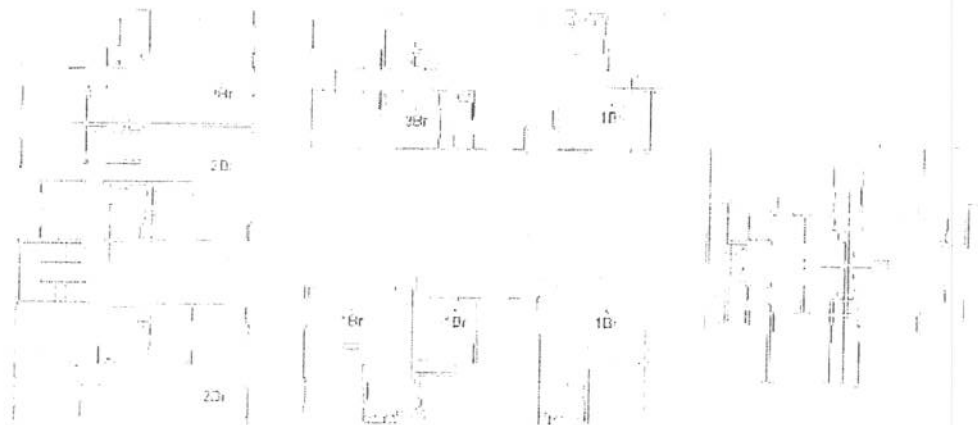
ATTACHMENT 1
PROJECT SITE PLAN



Ground Level Floor Plan



Second Level Floor Plan



Third Level Floor Plan



ATTACHMENT 2 ENVIRONMENTAL ANALYSIS



1. AESTHETIC IMPACTS

The city's local relief is generally level and ranges from 1,017 feet above mean sea level (AMSL) to 1,250 feet AMSL. This generally level topography is largely due to the city's location over an alluvial fan associated with the deposition of water-borne materials from the mountains and hillside areas located to the north and east. The dominant scenic vistas from the project site and the surrounding area include the views of the Santa Susana Mountains located to the west and the San Gabriel Mountains located to the north. The city is located in the northeastern portion of the San Fernando Valley near the south-facing base of the San Gabriel Mountains.¹⁰ There are no designated scenic vistas or resources present within the vicinity of the project site. No protected views are present in the immediate that could be affected by the new residential development.¹¹

2. NATURAL RESOURCES IMPACTS

No agricultural activities are located within the project site or on adjacent parcels, nor does the City of San Fernando General Plan or Zoning Ordinance provide for any agricultural land use designation.¹² Furthermore, the project site and the surrounding properties are developed in urban uses. As a result, the proposed project's implementation will not impact any protected farmland soils.¹³ In addition, the project site is not subject to a Williamson Act contract. As a result, no impacts on existing or future Williamson Act contracts will result from the proposed project implementation. San Fernando is located in the midst of a larger urban area and no forest lands are located within the city or in the surrounding area.

3. AIR QUALITY IMPACTS

The use of diesel-power construction equipment will generate large amounts of nitrogen oxide (NO_x). Particulate dust will also be a byproduct of site preparation activities. Table 1 outlines the estimated short-term emissions projected for the construction of up to 20 units. The emissions shown in the table were calculated using the computer model Urbemis, Version 9.2 developed for the California Air Resources Board. As shown in Table 1, the construction of the 20 unit development will result in daily construction emissions that will be "less than significant" since they will be below the SCAQMD's daily thresholds.

Table 1
Estimated Short-Term Emissions (lbs/day)

Source	CO	ROG	PM ₁₀	PM _{2.5}	NO _x
Construction Emissions	14.81	3.36	1.41	1.30	28.08
Fugitive Particulates	--	--	6.21	1.30	--
Short-term Thresholds	550	75	150	150	100

¹⁰ City of San Fernando. *San Fernando Parking Lots Draft Environmental Impact Report*. February 20, 2008.

¹¹ United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999

¹² City of San Fernando. *San Fernando General Plan Land Use Element*. 1987.

¹³ California, State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. July 13, 1995.



Table 2 summarizes the long-term operational emissions from the proposed residential development once it is occupied. Long-term emissions refer to those air quality impacts that will occur once the development is operational and occupied and these impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project includes the following:

- Mobile emissions associated with vehicular traffic;
- On-site stationary emissions related to the operation of household equipment; and,
- Off-site stationary emissions associated with the generation of energy (natural gas and electrical).

The analysis of long-term operational impacts also used a computer model developed by the California Air Resources Board (CARB). The computer model requires the knowledge of a number of independent variables to ascertain project emissions, such as trip generation rates, size of the project, worker trip characteristics, and others.¹⁴ As indicated in Table 2, the long-term operational emissions will be below thresholds considered by the SCAQMD to be significant.

Table 2
Existing and Future Long-Term Emissions (lbs/day)

Emissions Type	Criteria Pollutants (lbs./day)				
	CO	ROG	PM10	NOX	SOX
Future Mobile Emissions	12.51	1.04	2.41	1.35	0.00
Future Stationary Emissions	1.63	1.20	0.01	0.22	0.01
Total Future Emissions	14.14	2.24	2.42	1.57	0.01
Thresholds	550	55	150	100	150

Source: California Air Resources Board, URBEMIS 9.2.2

As indicated in Tables 1 and 2, the projected short-term and long-term emissions are below thresholds considered to represent a significant adverse impact. As a result, no significant adverse impacts are anticipated with the proposed project's implementation.

4. BIOLOGICAL RESOURCES IMPACTS

As indicated in the preceding sections, the city is located in an urbanized area. Native habitat in the vicinity of the project site has been disturbed as part of the area's past development. The proposed project site is located in the midst of an existing residential neighborhood that contains higher density residential development. There are no sensitive or unique biological resources located within the adjacent properties.¹⁵ There are no native or natural riparian plant habitats found within the project site or in the adjacent properties. No blue line" streams are located within or adjacent to the project site.

¹⁴ California Air Resources Board, URBEMIS 9.2.2, 2009

¹⁵ City of San Fernando. *San Fernando General Plan, Chapter 3, Conservation Element*. Page CON-12. January 6, 2004.



5. CULTURAL RESOURCES IMPACTS

A single location is recorded on the National Register of Historic Places: the Lopez Adobe located at 1100 Pico Street. The city recently completed a comprehensive historic resources preservation program. An initial step of this process involved the completion of a city-wide inventory of potential historically significant properties. The survey was completed by Cultural Resources Management LLC in 2002. The survey identified over 230 potentially significant historic sites including two that may be eligible for the National Register. The survey also identified a single potential National Register Historic District. The project site was not included on this list. As a result, the proposed project's implementation will not result in any significant adverse impacts on historic resources.

6. HAZARDS & HAZARDOUS MATERIALS IMPACTS

Hazardous chemicals and materials used on-site will be limited to common household maintenance and cleaning products. Because of the nature of the proposed residential use, no hazardous or acutely hazardous materials will be emitted. As a result, no significant adverse impacts are anticipated. The proposed project site is not included on a hazardous sites list compiled pursuant to California Government Code Section 65962. As a result, no impacts will occur with respect to locating the project on a site included on a hazardous list pursuant to the government code.

7. NOISE IMPACTS

The current noise environment within the project area is dominated by traffic noise emanating from Truman Avenue and the other local streets. As part of the future multiple-family residential development, insulation and other design measures will be required to reduce the interior ambient noise levels to 45 dB Community Noise Equivalent Level or ("CNEL") or less. In addition, the proposed project will not result in a significant increase in mobile noise. The additional vehicle trips that will be generated by the 20 units on a daily basis will be distributed throughout the city. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the proposed project's implementation will not result in any significant adverse noise impacts.

8. POPULATION & HOUSING

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The additional of 20 units would result in a potential population of 64 persons assuming an average household size of 2 persons for the one bedroom units, 3 person for the two-bedroom units, and 4 persons for the three-bedroom units. The utility connections and other infrastructure will continue to serve the project site only. As a result, no significant adverse impacts are anticipated.

9. PUBLIC SERVICES

The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, interior sprinklers, and etcetera. Law enforcement services in the city are provided by the San Fernando Police Department that was established following the city's incorporation. As part of the police department's annual review, demand shall be evaluated and



resources allocated as necessary. The proposed use will potentially result in an incremental increase in the demand for law enforcement services.

10. TRANSPORTATION & CIRCULATION

Table 3 indicates the trip generation for the existing use and the proposed project. The proposed project, at full occupancy is projected to generate 106 trips during an average week day. Of this total, 8 trips will occur during the morning peak hour (AM peak hour) and 10 trips will occur during the evening (PM peak hour). These trips will be distributed throughout the city and the level of service of individual intersections will not be significantly affected. As indicated in the previous sections, the city is obligated under State law, to fulfill the RHNA requirements that have been assigned to the city. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. Furthermore, the residential development envisioned as part of the proposed project's implementation is consistent with that contemplated under the City of San Fernando General Plan. As a result, no significant adverse impacts are anticipated.

Table 3
Weekday Trip Generation (Trips/Day)

Project Component	Daily Trip Ends/Unit	Peak Hour Traffic Volumes	
		AM Peak Hour	PM Peak Hour
Generation Rates (affordable)	5.32 trips/unit	0.41 trips/unit	0.50 trips/unit
Traffic Generation (20 units)	106 trips/day	8 trips/day	10 trips/day

Source: Institute of Transportation Engineers. Trip Generation 8th Edition. 2008

11. UTILITIES

The potential 20 units contemplated under the proposed project will result in increased water consumption. Approximately 5,000 gallons of water per day will be consumed by this additional residential development. This consumption assumes a rate of 250 gallons per day, per unit. As indicated in the previous sections, the city is obligated under State law, to fulfill the RHNA requirements that have been assigned to the city. These RHNA growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, no significant adverse impacts are anticipated.

The County Sanitation Districts of Los Angeles County (Districts) treat wastewater from the City of San Fernando. Local sewer lines are maintained by the City of San Fernando, while the Districts own, operate and maintain the large trunk sewers of the regional wastewater conveyance system. Districts Nos. 2, 3, 18 and 19 serve the city. Three Districts' wastewater treatment plants treat wastewater flow originating from San Fernando. The Los Coyotes Water Reclamation Plant (WRP) located within the city, has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 32.2 mgd. The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd. The future residential development contemplated



under the proposed project (20 units) is anticipated to generate approximately 3,600 gallons of effluent daily. This effluent generation assumes a rate of 180 gallons per day, per unit. No new off-site facilities will be required to meet the projected demand. As a result, no significant adverse impacts are anticipated.